



commercial property consultants

TO LET/MAY SELL

**125 COMMERCIAL ROAD,
SWINDON SN15PL**



424ft²

BUSY LOCATION

GREAT PARKING

CONTACT RALPH WELLS 07957 739 858

www.wbmproperty.co.uk

SWINDON 01793 232658 GLOUCESTER 01452 348915



LOCATION

The property is located in the heart of Swindon Town Centre in the busy Commercial Road. Swindon is located between Junction 15 and 16 of the M4 motorway. London is approximately 80 miles to the east and Bristol 40 miles to the west.

DESCRIPTION

A ground floor commercial property previously occupied by an Estate Agency. The Premises is suitable for office or retail uses. It benefits from having a fully glazed front elevation which allows for plenty of natural light. There is also a rear entrance and a lobby that leads to a WC. There is space to add a kitchenette if required. At the rear of the property there is enough space to park up to 4 cars.

ACCOMMODATION

(All measurements are approximate and given on a gross internal basis, in accordance with the RICS Code of Measuring Practice).

| | | |
|----------------------------|---------------------------|--------------------------|
| Ground Floor Office/Retail | 33.07m ² | 356ft ² |
| Rear lobby inc WC | 6.3m ² | 68ft ² |
| Total | 39.37m² | 424ft² |

RENT

The Property is available by way of a new lease with the Landlord. The quoting rent is £8,000 per annum there is no VAT on the rent.

PURCHASE

The Landlord would consider selling the whole of the property which includes the first floor which is currently rented to a beauty therapist with a rent of £6,000 per annum.

Freehold Sale Price on Application.

BUSINESS RATES

The tenant is to be responsible for the payment of business rates. However, it is believed that it would qualify for small business rates relief, tenants would need to make their own enquiries to Swindon Borough Council. The tenant is to be responsible for the payment of business rates.

LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

VIEWING

Viewing and further information is strictly by prior appointment.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is available upon request.

FOR FURTHER INFORMATION

Please contact:

Ralph Wells
07957 739 858
Email: ralph@wbmproperty.co.uk

11 Dorcan Business Village, Swindon SN3 5HY

IMPORTANT NOTICE: These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. All measurements on these details are approximate and cannot be relied upon as statements or representations of fact.

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